

069.0

0004

0020.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

849,100 / 849,100

USE VALUE:

849,100 / 849,100

ASSESSED:

849,100 / 849,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		KIMBALL RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LIM NICHOLAS	
Owner 2: TOM SUNNY	
Owner 3:	

Street 1: 20 KIMBALL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: GONCALVES ANA L -

Owner 2: -

Street 1: 20 KIMBALL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,637 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4637		Sq. Ft.	Site		0	70.	1.21	12									391,378						391,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4637.000	455,900	1,800	391,400	849,100		44446
							GIS Ref
							GIS Ref
							Insp Date
							01/10/09

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 069.0-0004-0020.B		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	455,700	1800	4,637.	391,400	848,900	848,900	Year End Roll	12/18/2019		
2019	101	FV	377,500	0	4,637.	363,400	740,900	740,900	Year End Roll	1/3/2019		
2018	101	FV	247,600	0	4,637.	363,400	611,000	611,000	Year End Roll	12/20/2017		
2017	101	FV	247,600	0	4,637.	318,700	566,300	566,300	Year End Roll	1/3/2017		
2016	101	FV	247,600	0	4,637.	290,700	538,300	538,300	Year End	1/4/2016		
2015	101	FV	242,700	0	4,637.	257,200	499,900	499,900	Year End Roll	12/11/2014		
2014	101	FV	242,700	0	4,637.	243,200	485,900	485,900	Year End Roll	12/16/2013		
2013	101	FV	242,700	0	4,637.	231,500	474,200	474,200		12/13/2012		

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONCALVES ANA L	69546-267		6/30/2017		810,000	No	No		
BREEN ELLEN M	27507-2		7/24/1997		231,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/15/2017	688	Re-Roof	7,000	C					1/10/2009	Meas/Inspect	336	PATRIOT
4/15/1999	198	Addition	20,000					16X20 ROOM/BSMT	1/22/2002	Other Change	PM	Peter M
									3/30/2000	Inspected	263	PATRIOT
									10/7/1999	Mailer Sent		
									10/7/1999	Measured	266	PATRIOT
									6/28/1999		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

